

LOCATION MAP  
N.T.S.

#### PROPOSED LAND USE

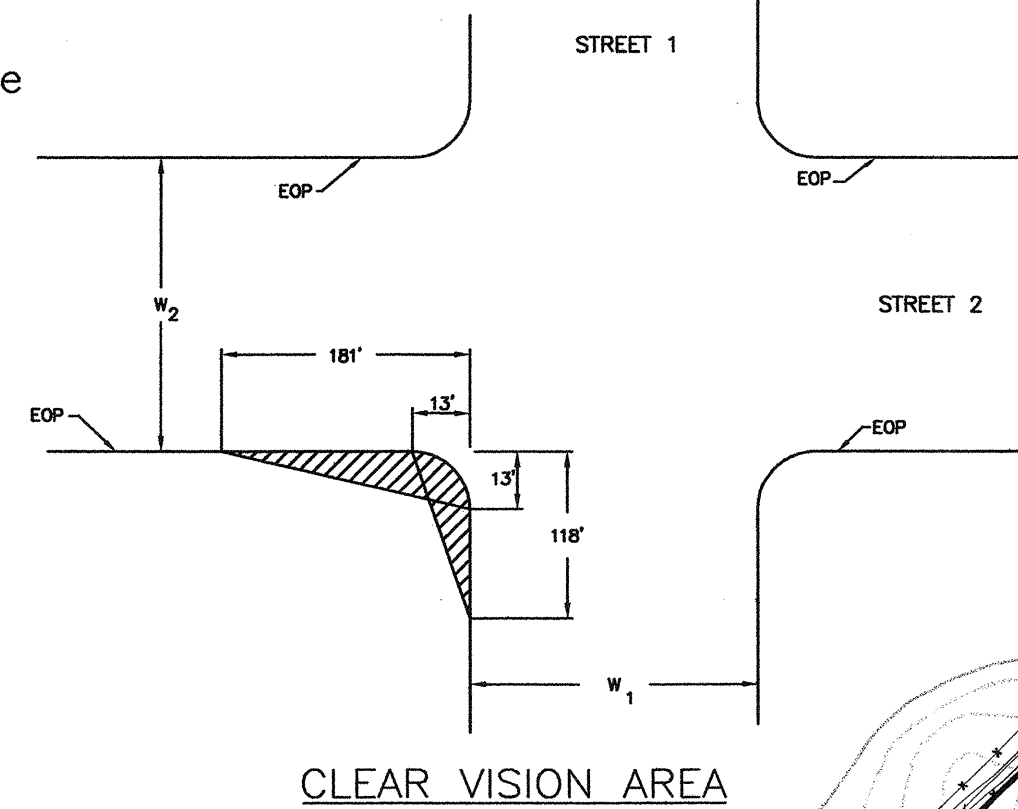
Canham Ranch Subdivision will be a private single-family residential subdivision. The density is equal to 149/281.29 = 0.5297. The average lot size is 1.71 acres.

#### OPEN SPACE

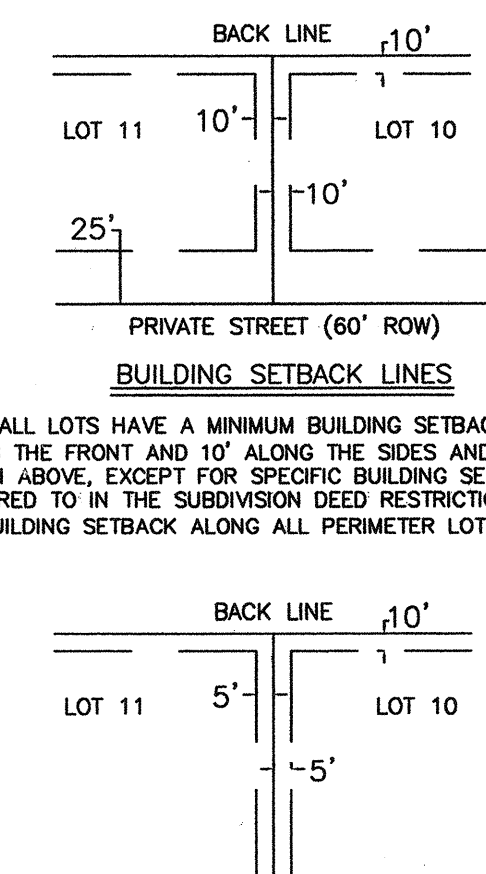
Canham Ranch Subdivision will meet the 35% open space requirement by estimating that 84% of each lot will consist of open space.

#### Calculation

281.29AC Total - 26.80AC ROW = 254.49AC of Lots.  
Approx. 5200sqft per lot impervious (remainder is open space).  $(5200\text{sqft} \times 149\text{lots}) / 43560 = 17.787\text{AC}$ .  
 $254.49\text{AC} - 17.787\text{AC} = 236.703\text{AC}$   
 $236.703\text{AC} / 281.29\text{AC} = 84\%$  of Total Site Area is open space



CLEAR VISION AREA



NOTE ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND 10' ALONG THE SIDES AND BACK AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS AND A 20' BUILDING SETBACK ALONG ALL PERIMETER LOTS.

#### TYPICAL EASEMENT DETAIL

ELECTRIC AND UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT AND SIDE LOT LINES AS NOTED, SUBJECT TO SPECIFIC ESM'T. DESIGNATED ON PLAN.

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

SCALE: 1"=200'

= SIGNIFICANT VEGETATION

APPROVED  
PLANNED UNIT DEVELOPMENT

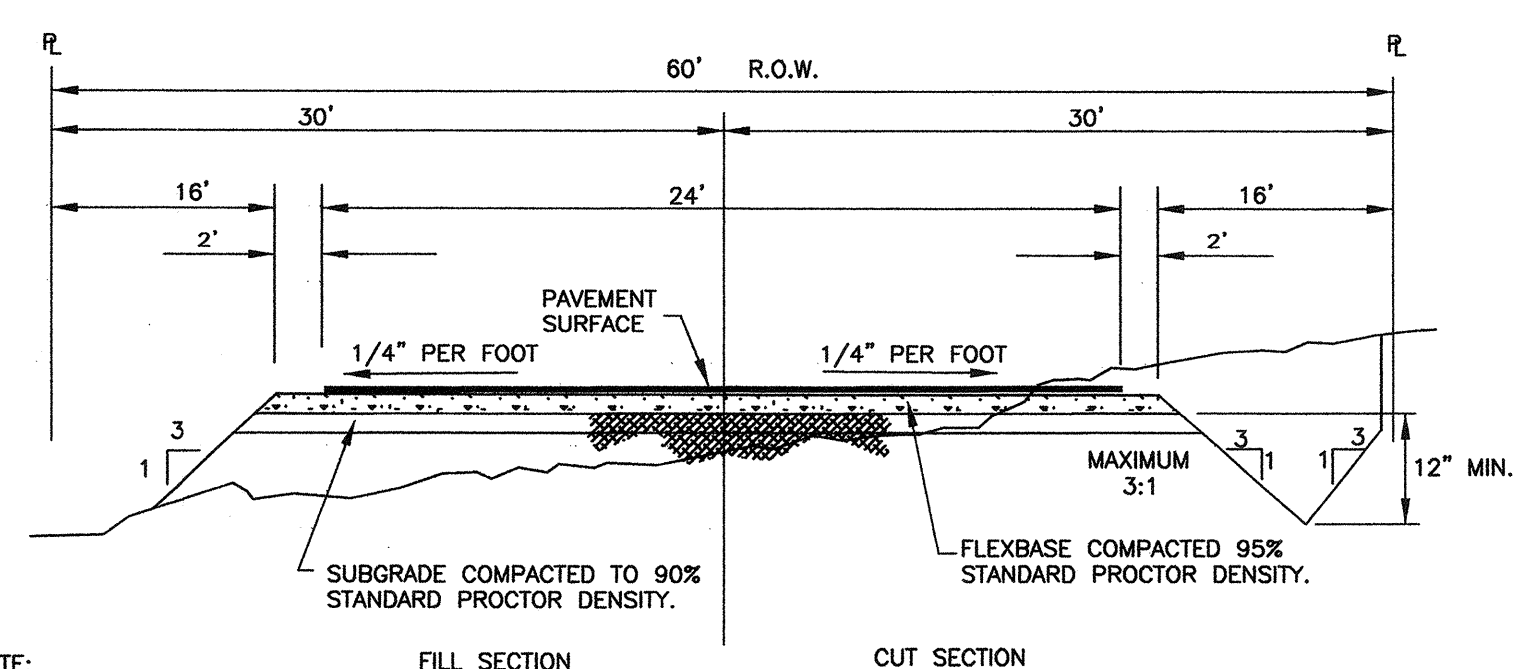
Commissioner  
Brenda J. Kelly  
10-11-20  
10-11-20



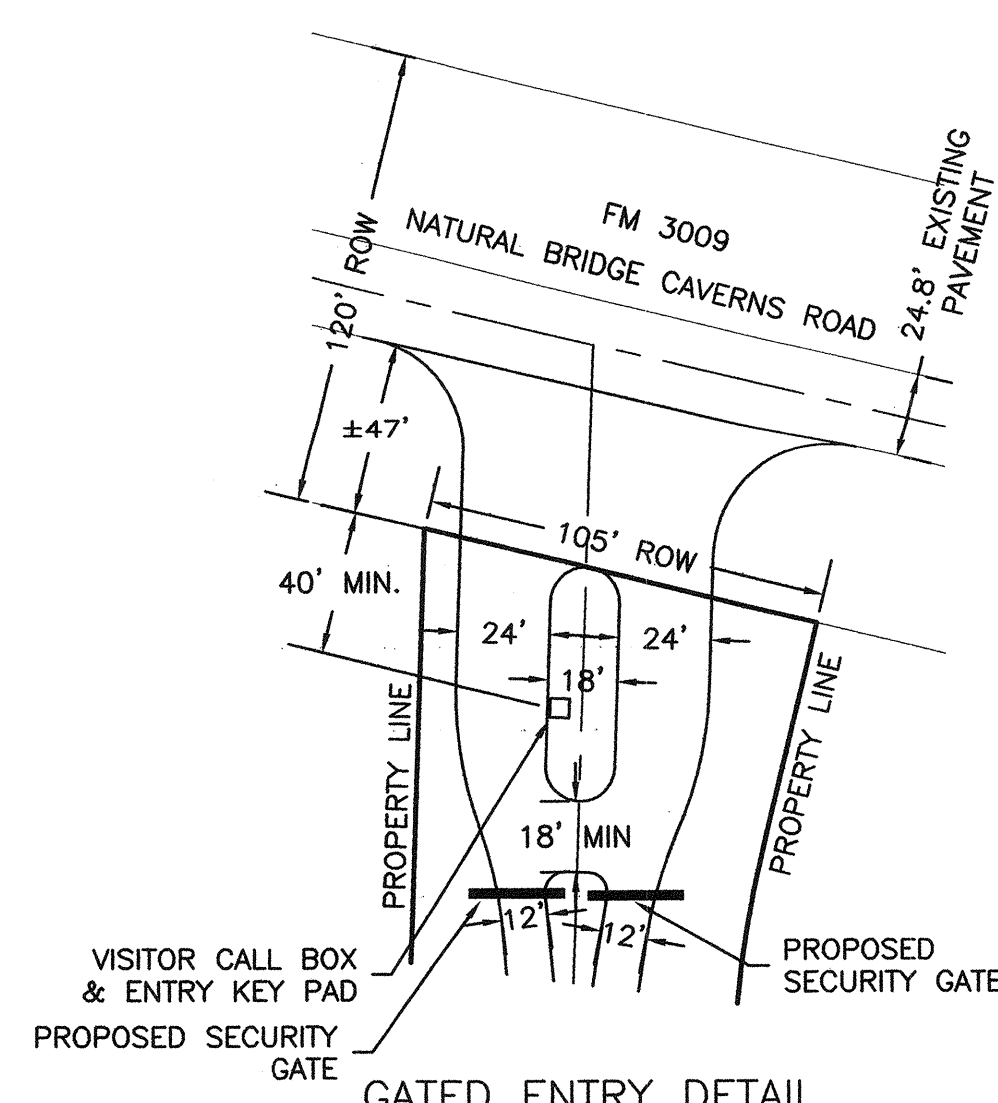
#### NOTES

1. Subdivision will be a gated community with private streets.
2. All streets will have a 60' ROW and pavement section matching Comal County Standards.
3. Private streets will also be dedicated utility and drainage easements.
4. Subdivision is located over the Edwards Aquifer Recharge Zone.

NOTE:  
MINIMUM PAVEMENT SURFACE SHALL BE 1 1/2 INCH THICK A.C. PAVEMENT OR 3/4 INCH THICK 2 COURSE PENETRATION PAVEMENT OR APPROVED EQUAL.



TYPICAL STREET SECTION  
N.T.S.



GATED ENTRY DETAIL  
1" = 50'

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REGISTERED PROFESSIONAL  
BRENDA J. KELLY  
79913  
10-11-20

PLANNED UNIT DEVELOPMENT  
PUD PLAN NO. 00-027

CANHAM RANCH SUBDIVISION  
A PLANNED UNIT DEVELOPMENT

COMAL COUNTY, TEXAS

PLOTTING SCALE: 1" = 200'  
DATE PLOTTED: SEPT. 6, 2000  
FILE: 31\_111021PUD.DWG  
DRAWN BY: JDS  
DESIGNED BY: JDS  
REVIEWED BY: JDS  
PROJECT NUMBER: 310011.021

SHEET  
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OF 1